



**Guide Price**  
**£205,000**

**Leasehold**

1x  1x  1x 

**Croydon Road,  
Caterham, Surrey, CR3**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- First floor flat with access to the rear
- Entry phone system
- Large bedroom with built in wardrobes
- Short walk to Caterham Station & local amenities
- Lease to be extended upon completion & low monthly charges

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge : 12'0 x 12'0 (3.66m x 3.66m)

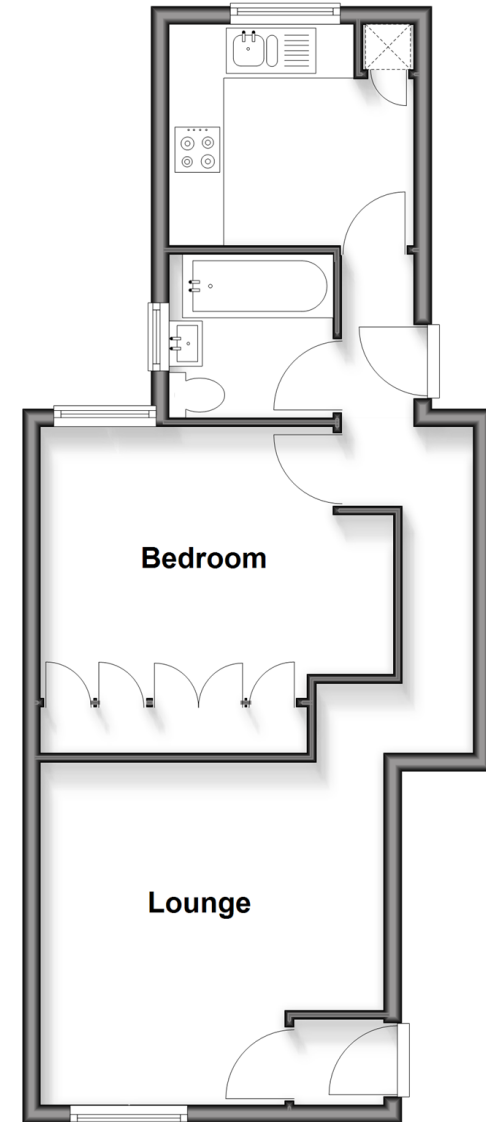
Kitchen: 8'10 x 8'0 (2.69m x 2.44m)

Bedroom: 13'0 x 9'10 up to fitted wardrobes (3.97m x 3.00m)

Bathroom: 5'10 x 5'0 (1.78m x 1.53m)

## First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



**Call Caterham - 01883 331000 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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